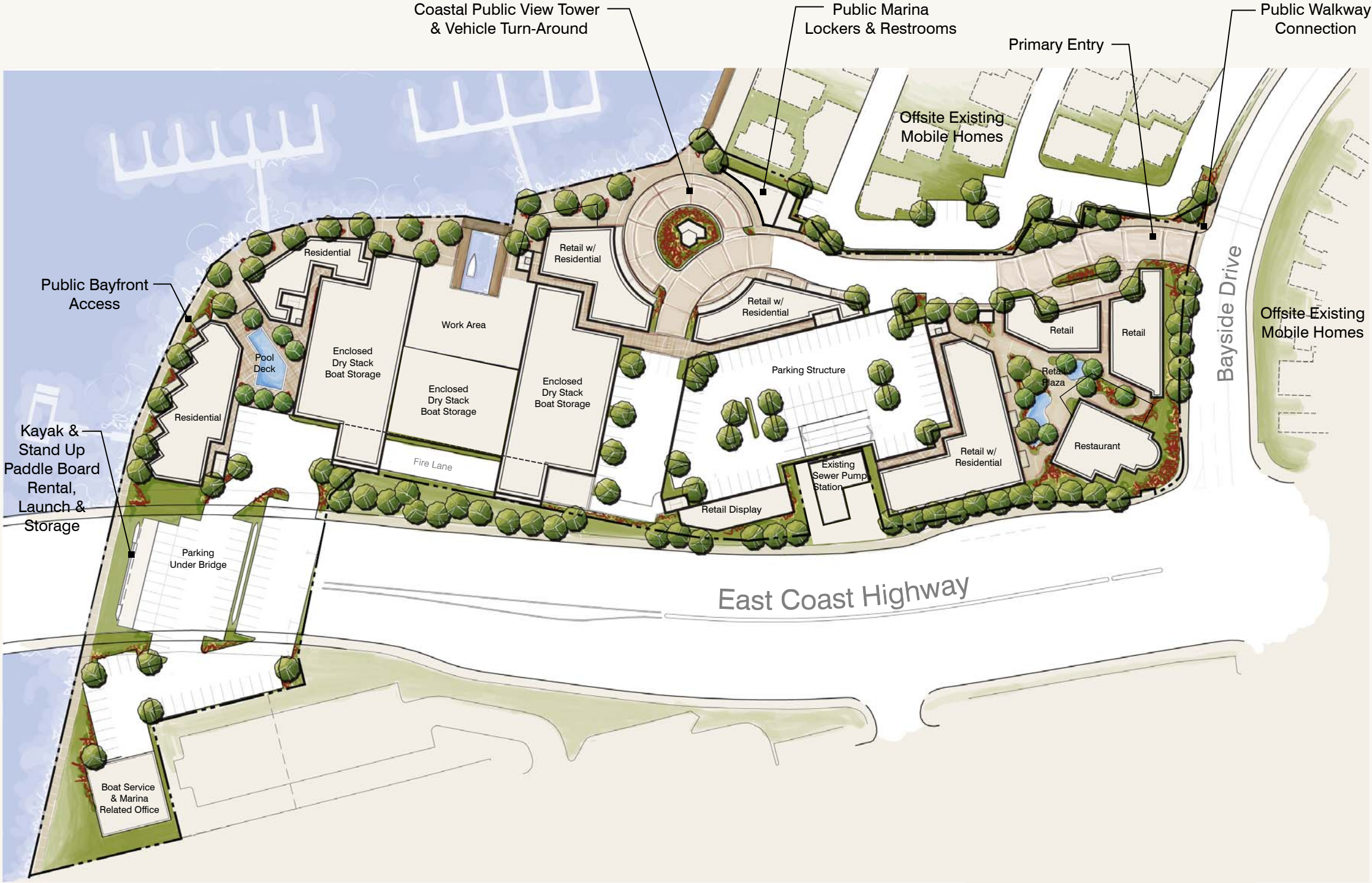


EXHIBIT 12
CONCEPTUAL SITE &
LANDSCAPE PLAN

DESIGN GUIDELINES

Back Bay Landing is an integrated, mixed-use waterfront village with visitor-serving retail and marine service commercial facilities, as well as a limited amount of attached residential uses.

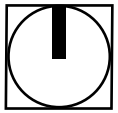
It is designed to evoke a seaside village and has a strong focus on the pedestrian experience.



Note: Site and landscape plan provided for conceptual purposes only and is subject to change.

Source: Stoutenborough Inc., Architects & Planners

CONCEPTUAL SITE PLAN



8-30-2013

BACK BAY LANDING
NEWPORT BEACH, CALIFORNIA